

TWIN FALLS COUNTY
RECORDED FOR:
TWIN FALLS, CITY OF
11:03:35 am 07-09-2008
2008-015515
NO. PAGES: 4 FEE: \$
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CNICE

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NOV 12 2008

TECHNICAL SUPPORT

ORDINANCE NO. 2941

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, the College of Southern Idaho has made application for annexation of property located on the north side of the 100-400 blocks of North College Road; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 22nd day of April, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 16th day of June, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned CSI PUD.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of

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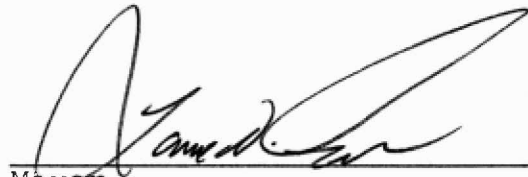
development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.


SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL June 16, 2008

SIGNED BY THE MAYOR June 23 , 2008


Mayor

ATTEST:


City Clerk

PUBLISH: Thursday, July 3 , 2008

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ATTACHMENT "A"

A tract of land located in the South Half of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of said S1/2 NW1/4;

THENCE North 0°42'17" East a distance of 1,275.74 feet along the westerly boundary of said S1/2 NW1/4 to the northwest corner of said S1/2 NW1/4;
THENCE South 89°45'01" East a distance of 1,997.79 feet along the northerly boundary of said S1/2 NW1/4;
THENCE South 35°10'00" East a distance of 254.74 feet;
THENCE South 51°20'00" East a distance of 219.01 feet;
THENCE South 0°57'30" West a distance of 943.07 feet to a point on the southerly boundary of said S1/2 NW1/4;
THENCE North 89°28'42" West a distance of 2,315.50 feet along the southerly boundary of said S1/2 NW1/4 to the southwest corner of said S1/2 NW1/4 and being the TRUE POINT OF BEGINNING.

The above described tract contains 66.74 acres more or less and is subject to the rights of public roads which affects the westerly 25.00 and a strip varying from 25 to 58 feet in width along the southerly boundary of said tract.

AND

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the center of a power line and the TRUE POINT OF BEGINNING;
THENCE North 0°57'30" East a distance of 943.07 feet along the center of said power line to a point in the center of a coulee;
THENCE South 51°20'00" East a distance of 399.99 feet along the center of said coulee to a point on the easterly boundary of said SE1/4 NW1/4;
THENCE South 0°52'55" West a distance of 24.00 feet along the easterly boundary of said SE1/4 NW1/4, and the westerly boundary of said SW1/4 NE1/4;
THENCE South 44°45'00" East a distance of 530.00 feet;
THENCE South 0°00'00" West a distance of 299.01 feet to a point on the southerly boundary of said SW1/4 NE1/4;

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THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE1/4 and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING.

The above described tract contains 10.20 acres more or less and is subject to a permanent easement for roadway purposes over a strip of land located in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the TRUE POINT OF BEGINNING;

THENCE North 0°57'30" East a distance of 20.57 feet to the northerly line of said permanent easement;

THENCE South 89°04'24" East a distance of 69.34 feet;

THENCE North 86°17'08" East a distance of 270.74 feet;

THENCE South 89°28'42" East a distance of 361.01 feet to a point on the easterly boundary of the above described tract;

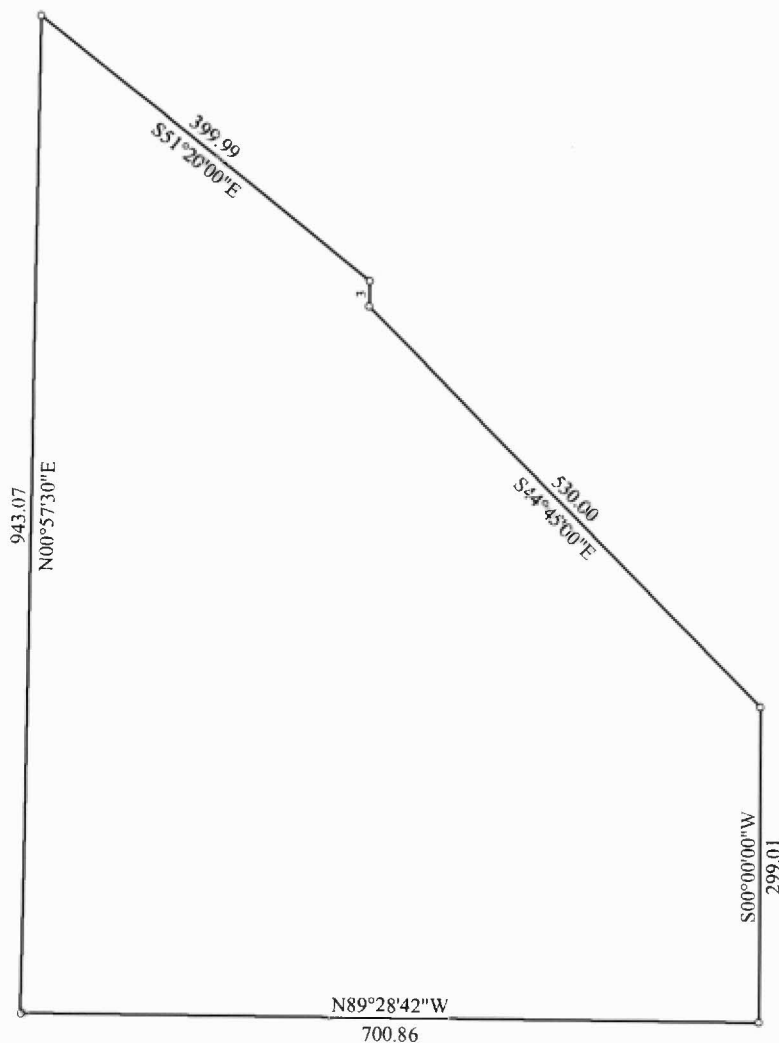
THENCE South 0°00'00" East a distance of 40.08 feet to the southerly boundary of the SW1/4 NE1/4 of said Section 4;

THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE ¼ and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING, containing 0.55 acres more or less.

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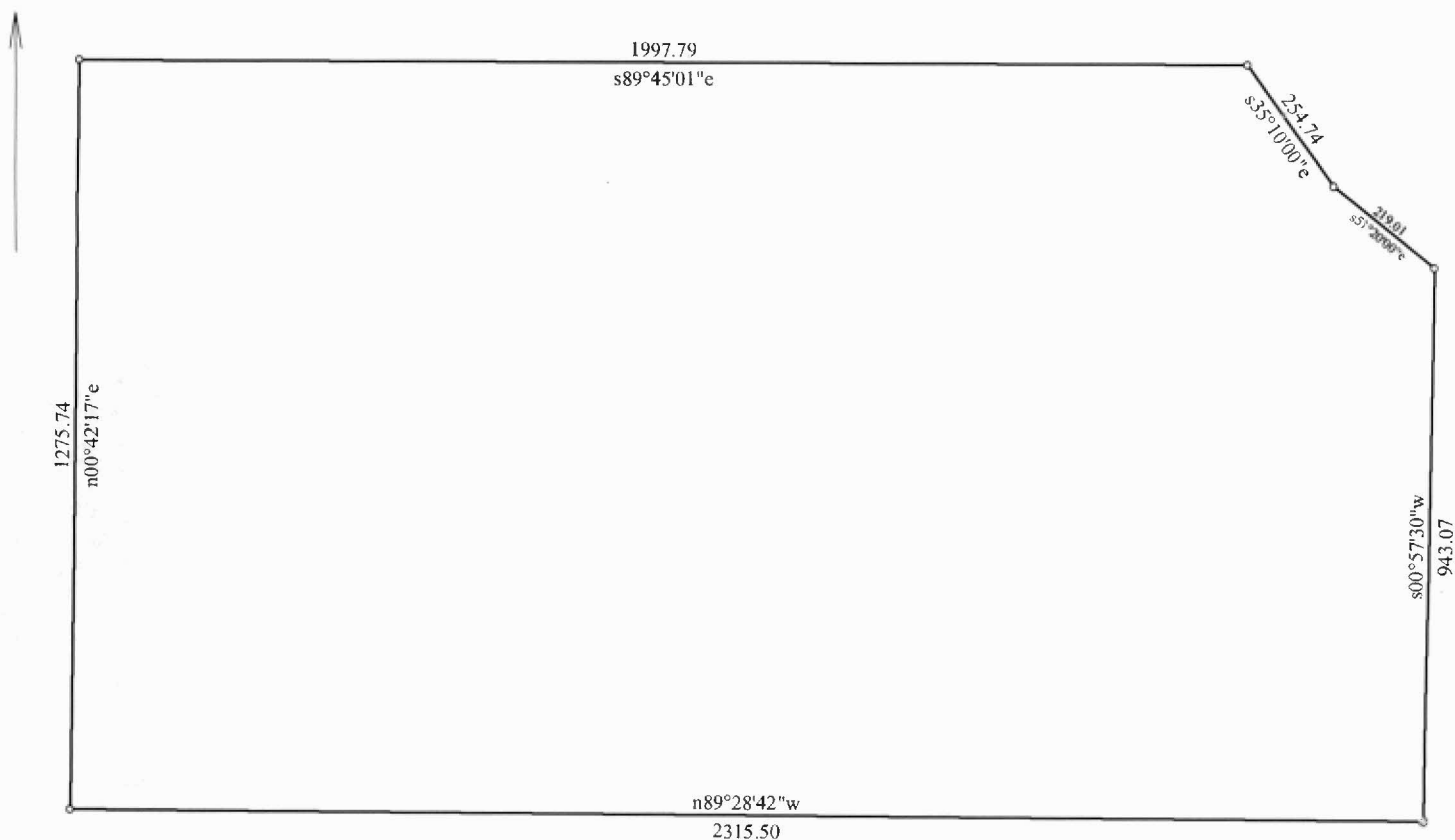
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Title:		Date: 10-21-2008
Scale: 1 inch = 182 feet	File: CSI 2.des	
Tract 1: 10.200 Acres: 444291 Sq Feet: Closure = s65.5711w 0.01 Feet: Precision =1/255257: Perimeter = 2897 Feet		
001=N00.5730E 943.07	004=S44.4500E 530.00	
002=S51.2000E 399.99	005=S00.0000W 299.01	
003=S00.5255W 24	006=N89.2842W 700.86	

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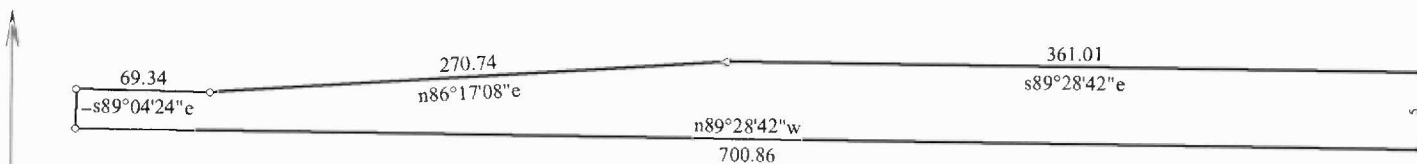


Title:		Date: 10-21-2008
Scale: 1 inch = 328 feet	File: CSI 1.des	
Tract 1: 66.736 Acres: 2906999 Sq Feet: Closure = s88.0810w 0.01 Feet: Precision >1/999999: Perimeter = 7006 Feet		
001=n00.4217e 1275.74	004=s51.2000e 219.01	
002=s89.4501e 1997.79	005=s00.5730w 943.07	
003=s35.1000e 254.74	006=n89.2842w 2315.50	

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TECHNICAL SUPPORT



Title:

Date: 10-21-2008

Scale: 1 inch = 100 feet

File: CSI 3.des

Tract 1: 0.551 Acres: 24008 Sq Feet: Closure = $n87.2045w$ 0.01 Feet: Precision = $1/141599$: Perimeter = 1463 Feet

001= $n00.5730e$ 20.57

004= $s89.2842e$ 361.01

002= $s89.0424e$ 69.34

005= $s00.0000e$ 40.08

003= $n86.1708e$ 270.74

006= $n89.2842w$ 700.86

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TECHNICAL SUPPORT

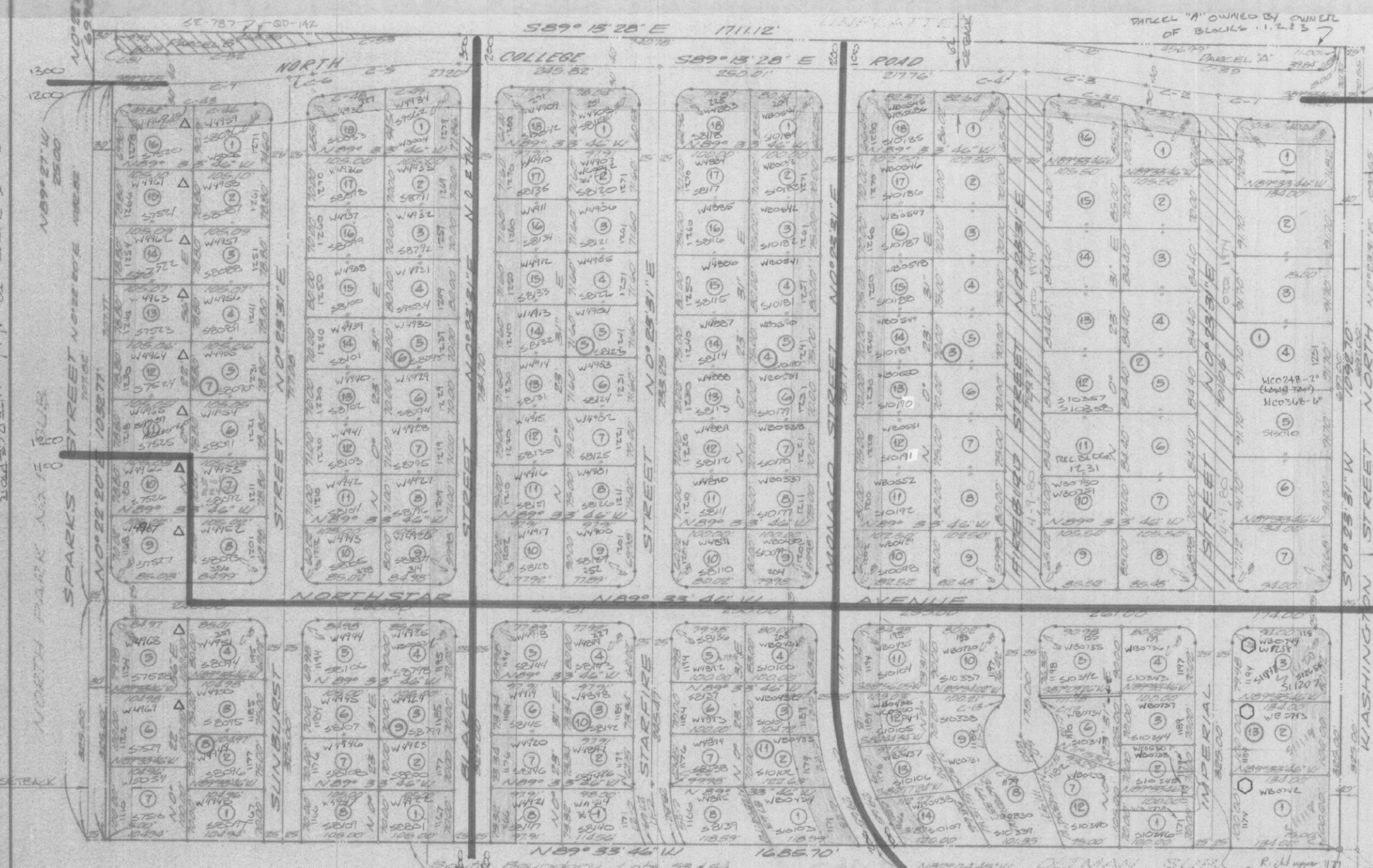
NORTHSTAR SUBDIVISION

A SUBDIVISION IN LOTS 53, 54, 71, AND 72 ORCHALARA SUBDIVISION AND A PORTION OF THE S² NE⁴ ALL IN SECTION 5, T10S, R17E, S1M TWIN FALLS, TWIN FALLS COUNTY, IDAHO

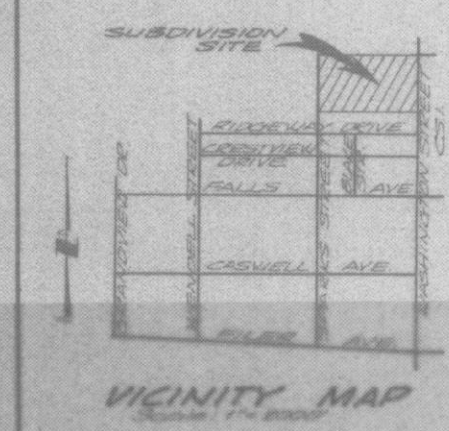
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TECHNICAL SUPPORT



- LEGEND**
- Boundary Line
 - Lot Line
 - Center Line Street
 - Lot Number
 - Block Number



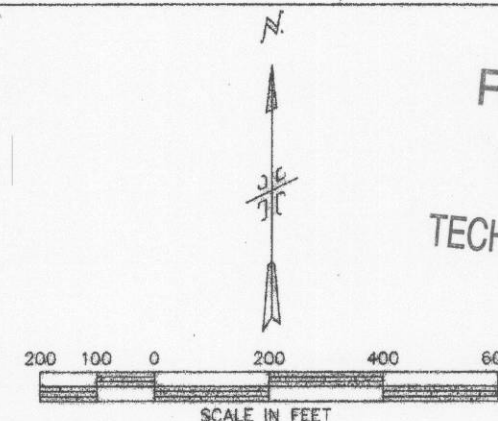
- EASEMENTS**
- There is hereby reserved a 5' wide public utility easement along all lot frontages adjacent to streets.
 - There is hereby reserved a 15' wide public utility easement being 75' on either side of the back lot line in Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.
 - There is hereby reserved a 15' wide public utility easement being 75' wide on either side of the lot line common to Lots 8 and 9 and Lot 8 and 14 Block 12.
 - There is hereby reserved a 10' wide public utility easement along the south boundary of all lots bordering the south boundary of this subdivision.

REAL POINT OF BEGINNING
 8' x 36' Iron Pipe Set

NOTE: ALL TAPS ON SPARKS REQUIRE FULL FEE.

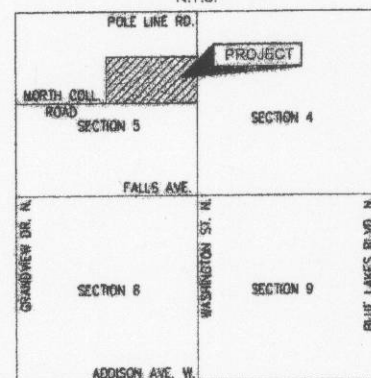
O - Lots 1, 2, 3, Block 13 - NO BUILDING PERMITS TO BE ISSUED UNTIL STREET, CURB & GUTTER, AND SIDEWALK IS COMPLETED.
 ALSO NO EXIT ONTO WASHINGTON ST FOR LOTS 1, 2, 3, BLOCK 13, NORTH STAR SUBD.

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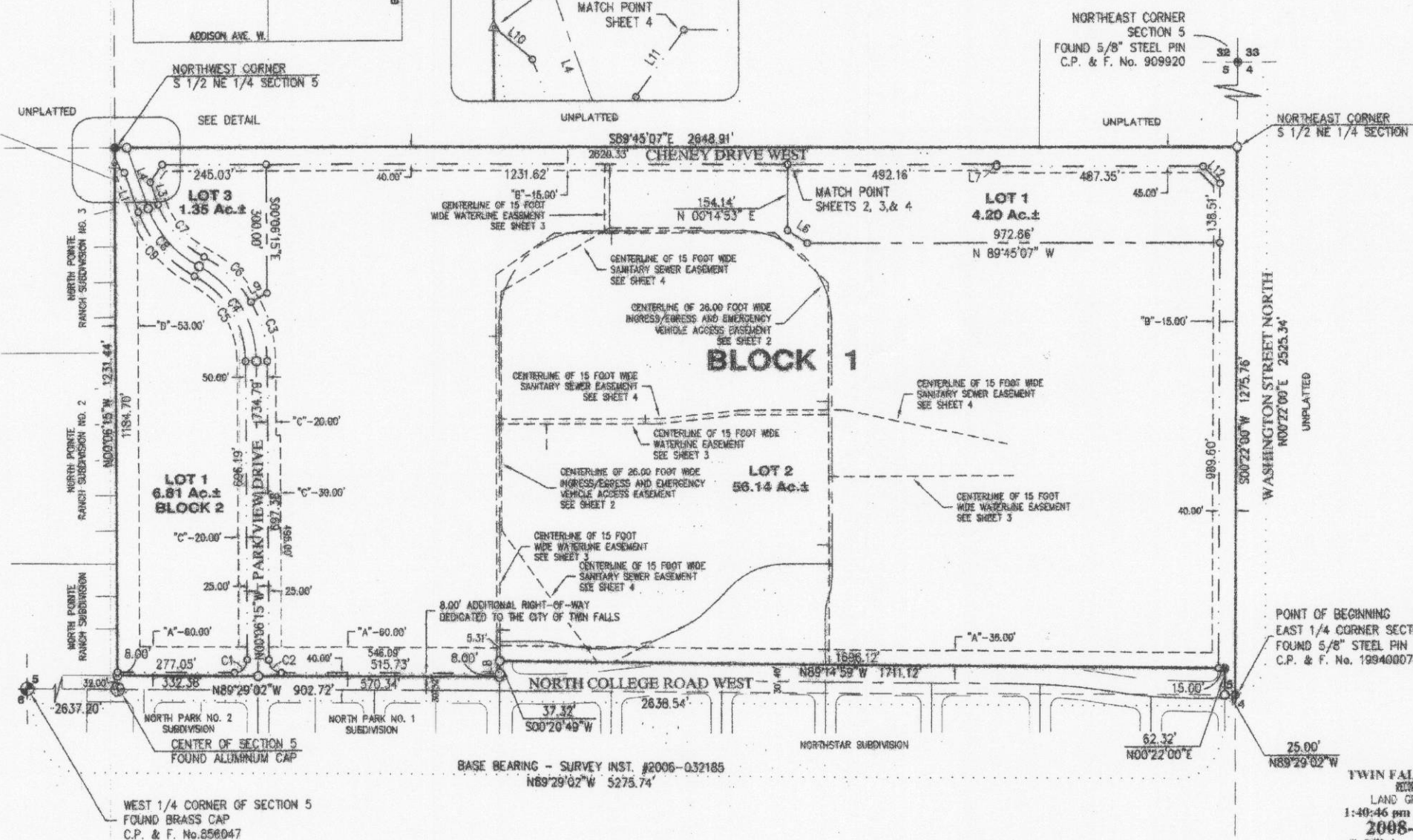
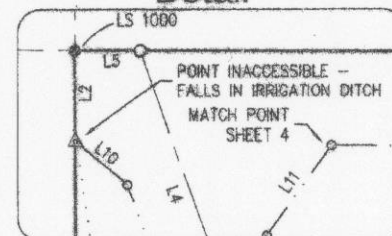


Plat Showing
RIVERHAWK SUBDIVISION, a P.U.D.
Situated in a Portion of the South 1/2 of
Northeast 1/4 of Section 5,
Township 10 South, Range 17 East, B.M.,
Twin Falls County, Idaho
2008

VICINITY MAP
N.T.S.



Detail



References

1. RECORD OF SURVEY INST. #2006-032185 RECORDS OF TWIN FALLS COUNTY, IDAHO.
2. PLAT OF NORTHSTAR SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
3. WARRANTY DEED INST. #1998-016101, RECORDS OF TWIN FALLS COUNTY, IDAHO.
4. WARRANTY DEED INST. #1998-016102, RECORDS OF TWIN FALLS COUNTY, IDAHO.
5. QUITCLAIM DEED INST. #1999-004095, RECORDS OF TWIN FALLS COUNTY, IDAHO.
6. PLAT OF NORTH PARK NO. 1 SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
7. PLAT OF NORTH PARK NO. 2 SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
8. PLAT OF NORTH POINTE RANCH SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
9. PLAT OF NORTH POINTE RANCH SUBDIVISION NO. 2, RECORDS OF TWIN FALLS COUNTY, IDAHO.
10. PLAT OF NORTH POINTE RANCH SUBDIVISION NO. 3, RECORDS OF TWIN FALLS COUNTY, IDAHO.

Legend

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" WYPC STAMPED "RHC 908" OR MARKED AS SHOWN
- FOUND 1/2" WYPC STAMPED "RHC 908" OR MARKED AS SHOWN
- SET 5/8" STEEL PIN WYPC MARKED "HWE 5617"
- SET 1/2" STEEL PIN WYPC MARKED "HWE 5617"
- P.O.B. POINT OF BEGINNING
- WYPC WITH YELLOW PLASTIC CAP

- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE

Easement Key

- A UTILITY, IRRIGATION, STORM DRAINAGE & SIDEWALK
- B UTILITY & DRAINAGE
- C UTILITY, SIDEWALK & LANDSCAPE
- D UTILITY, IRRIGATION & SEWER

Owner/Developer
Twin Falls School District 411
201 Main Avenue West
Twin Falls, Idaho 83301



THE LAND GROUP
INCORPORATED

- Landscape Architecture
- Civil Engineering
- Site Planning
- Self Course Irrigation & Engineering
- Graphic Communication
- Land Surveying

140 River Vista Place,
Twin Falls, Idaho 83301
Phone (208) 733-4041 Fax (208) 733-4045
www.thelandgroupinc.com

Approval of South Central District Health Department

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Attilio E. DeB...
DISTRICT HEALTH DEPARTMENT, REHS

12-20-07
DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	97.38'	N19°45'07"W
L2	38.74'	N00°06'15"W
L3	55.49'	N19°45'07"W
L4	150.00'	N19°45'07"W
L5	28.57'	S89°45'07"E
L6	55.09'	N57°26'15"W
L7	5.00'	S00°14'53"W
L8	29.32'	S00°20'49"W
L9	42.18'	N60°00'00"E
L10	29.88'	S49°37'08"E
L11	49.15'	N35°14'53"E
L12	56.63'	S44°41'34"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BRG.	CH. DIST.
C1	47.45'	30.00'	90°37'13"	30.33'	N45°12'21"E	42.66'
C2	46.80'	30.00'	89°22'47"	29.68'	S44°47'39"E	42.20'
C3	143.44'	275.00'	28°53'09"	73.39'	N15°02'50"W	141.82'
C4	272.02'	250.00'	82°20'31"	151.23'	N31°16'30"W	258.80'
C5	244.82'	225.00'	62°20'31"	136.11'	N31°16'30"W	232.92'
C6	155.78'	275.00'	32°27'22"	80.04'	N46°13'05"W	153.70'
C7	167.66'	225.00'	42°41'39"	87.94'	N41°05'56"W	163.81'
C8	186.29'	250.00'	42°41'39"	97.71'	N41°05'56"W	182.01'
C9	204.92'	275.00'	42°41'39"	107.48'	N41°05'56"W	200.21'

TECHNICAL SUPPORT



District Health Department, EHS

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRC
C1	86°15'42"	267.47	137.80	129.11	186.42	S42°46'03"E
C2	38°05'53"	91.63	137.80	47.58	88.95	N66°50'58"W
C3	46°08'48"	115.84	137.80	61.59	112.46	N23°43'07"W
C4	0°04'50"	11.45	8141.39	5.73	11.45	N90°24'25"E
C5	0°37'10"	88.00	8141.39	44.00	88.00	N90°45'25"E
C6	90°00'00"	31.42	20.00	20.00	28.26	S44°45'07"E
C7	3°22'50"	483.94	8202.08	242.04	483.87	N92°03'25"E

EBH Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

SHEET 3 OF 3 - 063-04 Plat

EDWARDS

CANYON RIM RD 25 30

CANYON RIM RD 25 30

CANYON RIM RD 25 30

CANYON RIM RD 25 30

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R. 16E.

R. 17E.

T. 9S.

T. 10S.

T. 9S.

T. 10S.

CITY OF TWIN FALLS 2008 ANNEXATION

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TECHNICAL SUPPORT



Scale: 1" = 1500'

Township 9 Range 17, Boise Meridian

Township 10 Range 17, Boise Meridian

Printed Date: October 22, 2008
SECTION LINE

CITY LIMITS

CANYON RIVER

CANYON RIVER

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